

APPROVED MINUTES MAY 10, 2006
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 5/17/06

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
HARVEY HARRIMAN – VICE CHAIR	X		
JIM SEITZ	X		
BOB BEDA	X		
JONATHAN HOUCK	X		
ALAN PALLAORO			X
COUNCILMEMBER ELLEN HARRIMAN	X		

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER KIM ANTONUCCI, PLANNING TECHNICIAN ANDIE RUGGERA, TL LIVERMORE, GEORGE SIBLEY, AND DICK BRATTON.

CALL TO ORDER AT 7:00PM BY CHAIR LOTHAMER

PLEDGE OF ALLEGIANCE TO THE FLAG

CONSIDERATION OF APRIL 26, 2006 MEETING MINUTES

Commissioner Jim Seitz moved to approve the meeting minutes of April 26, 2006 as amended. Commissioner Bob Beda seconded the motion.

Roll Call Yes: Harvey, Diane, Jonathan, Ellen, Bob, and Jim

Roll Call No: None

Motion Carried

THREE MILE COUNTY REFERRAL – AIRPORT HANGAR, LUC 2006-12

Director Steve Westbay discussed the application and discussed two issues, the first being the need for a storm water and drainage plan and the second was the proposed road extension being problematic.

The Commission discussed the draft letter to the County Planning Commission and stated concern of the view shed coming into town from the west. There was discussion on the need for aesthetic landscaping or buffering to make the entrance more appealing and to help mitigate noise deflection.

Commissioner Jonathan Houck moved to authorize Chair Diane Lothamer to sign the amended letter to the County Planning Commission regarding application LUC 2006-12 for an airport hangar. Commissioner Harvey Harriman seconded the motion.

Roll Call Yes: Jim, Bob, Diane, Ellen, Harvey, and Jonathan
Roll Call No: None
Motion Carried

THREE MILE COUNTY REFERRAL – BLUE JAY CONDOMINIUMS AND COTTONWOOD GROVE TOWNHOMES, LUC 2005-84

The Commission discussed the draft letter to the County Planning Commission. The Commission stated the proposed use was compatible with the existing use and density of the surrounding area.

Commissioner Jonathan Houck moved to authorize Chair Diane Lothamer to sign the amended letter to the County Planning Commission regarding application LUC 2005-84 for the Blue Jay Condominiums and the Cottonwood Grove Townhomes. Councilmember Ellen Harriman seconded the motion.

Roll Call Yes: Jim, Bob, Harvey, Diane, Ellen, and Jonathan
Roll Call No: None
Motion Carried

MASTER PLAN UPDATE – LAND USE SCENARIOS

Director Steve Westbay presented maps to the Commission and discussed existing and predicted uses within the Three-Mile area and the proposed Urban Growth Boundary. There was discussion on the need for a suitability model that would include ground aquifers, flood plains, septic system soils, and wildlife corridors.

Planner Kim Antonucci discussed the schedule for updating the Master Plan. The Commission will start reviewing chapters during regular meetings or work sessions as they become available.

COUNCIL UPDATE

Councilmember Harriman stated that Council at their regular meeting awarded contracts for changing out electric poles, listened to Dr. Jay Helman's report, set a public hearing for a hotel and restaurant liquor license for the new steakhouse, released \$400,000.00 for the Rio Grande sewer extension, extended Commissioner Jonathan Houck's term, and approved a resolution for Robert Filson.

COMMISSIONER COMMENTS

Commissioner Bob Beda inquired on the time frame for the discontinuance of a nonconforming use, specifically regarding The Last Chance, located on Rio Grande Avenue. Planner Kim Antonucci informed the commission the time period is for 12 consecutive months and then the use may not be reestablished or resumed.

Commissioner Jim Seitz moved to excuse Commissioner Alan Pallaoro from the meeting of May 10, 2006. Commissioner Jonathan Houck seconded the motion.

Roll Call Yes: Bob, Harvey, Diane, Ellen, Jonathan, and Jim

Roll Call No: None

Motion Carried

ADJOURNED

Chair Diane Lothamer closed the meeting at approximately 9:10p.m.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary